



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 27, 2006

Department: Zoning, Building, &
Planning

Staff Contact: Adella Gallegos, Assoc. Program
Planner

TITLE: CONSENT: Special Use Permit for a Specific Use for Automotive Repair
(auto paint & body) and Auto & Truck Storage (CSU-60019)

COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL

SUMMARY:

At the May 3, 2006 public hearing, the County Planning Commission voted (5-0; Commissioner Montano excused) to recommend approval of a Special Use Permit for a Specific Use for Automotive Repair (auto paint & body) and Auto & Truck Storage Tract A and Lots 6, 7, 8, 9, 10, & 11, Graceland Acres Addition, located at 3811 Edith Boulevard NE, containing approximately 1.7 acres. The decision was based on the following eight (8) Findings and subject to the following four (4) Conditions:

Findings:

1. This is a request for a Special Use Permit for a Specific Use for Automotive Repair (auto paint & body) and Auto & Truck Storage on Lot A, 6,7,8,9,10 and 11, Block 4 of Graceland Acres, located at 3811 Edith Boulevard NE, zoned C-1, containing approximately 1.7 acres.
2. The property is located in the Central Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. This request is consistent with Resolution 116-86 in that changed neighborhood conditions justify the land use change in that the subject site is bounded on the north by a manufacturing operation, on the south by a pipe storage yard, on the west by a diesel tractor repair and maintenance operation and auto storage and on the east with commercial retail and storage.
4. This Special Use Permit request is not in significant conflict with the Albuquerque/Bernalillo County Comprehensive Plan as articulated in Policy d.

5. This Special Use Permit request is consistent with the North Valley Area Plan, Plan Policies – Zoning and Land Use, Policy 3.c. in that it promotes commercial development and redevelopment of existing commercially zoned properties.
6. The request has substantial neighborhood support.
7. The Special Use Permit request is consistent with the health, safety, and general welfare of the residents of the County.
8. This Special Use Permit (CSU-60019) for a Specific Use for Automotive Repair (auto paint & body) and Auto & Truck Storage supercedes the previous Special Use Permits for this site (CSU-88-17, CSU-85-53 and CSU-78-69).

Conditions:

1. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
2. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
3. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners' approval. The site plan shall be revised to identify existing or proposed structures and to include the existing right of way width of Edith Boulevard.
4. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the right and privileges authorized by this Special Use Permit, and shall be strictly complied with within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (May 5, 2006)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval

VERSION 4.0